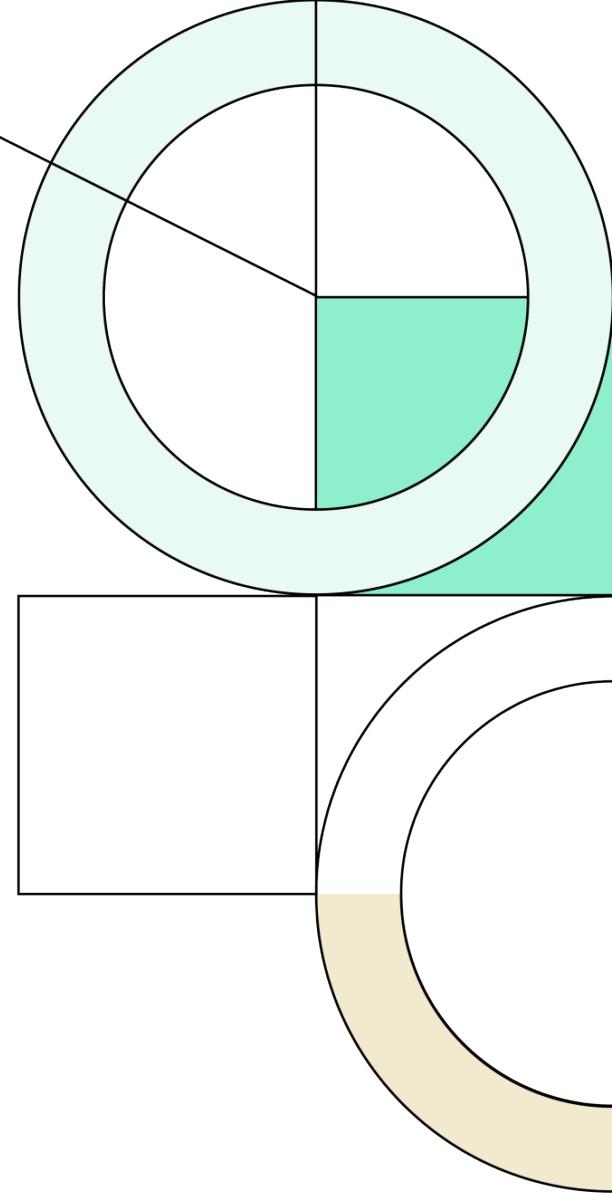




Denton
Independent
School
District

4Q23

Demographic
Report



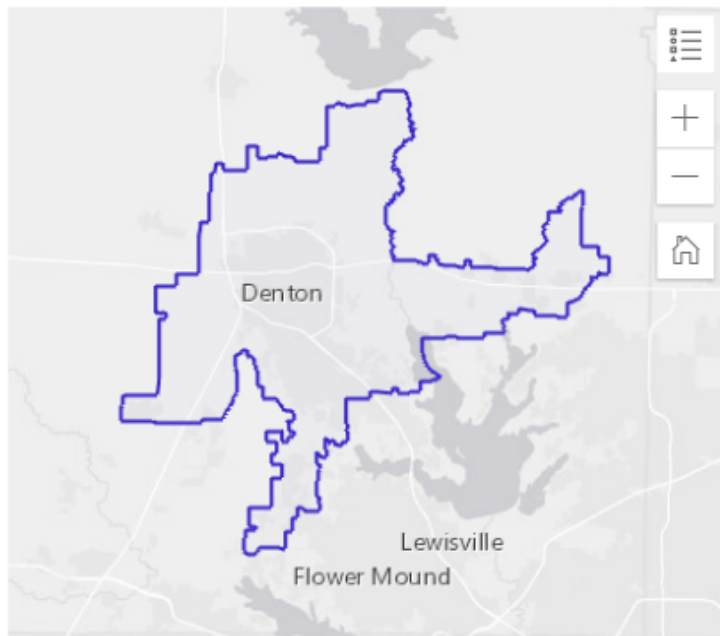


Housing Activity by MSA

Top Markets by Housing Starts (4Q2023)



Rank	Market	Annualized Starts	YOY	
			Change	YOY %
1	Dallas-Fort Worth-Arlington, TX	42,513	-2,109	-5%
2	Houston-Pasadena-The Woodlands, TX	35,637	-2,059	-5%
3	Atlanta-Sandy Springs-Roswell, GA	17,869	-2,209	-11%
4	Phoenix-Mesa-Chandler, AZ	17,580	-6,058	-26%
5	Orlando-Kissimmee-Sanford, FL	15,994	591	4%
6	Austin-Round Rock-San Marcos, TX	15,527	-5,975	-28%
7	San Antonio-New Braunfels, TX	14,800	-4,090	-22%
8	Tampa-St. Petersburg-Clearwater, FL	11,858	-1,553	-12%
9	Charlotte-Concord-Gastonia, NC-SC	11,716	-947	-7%
10	Riverside-San Bernardino-Ontario, CA	11,453	-245	-2%
11	Raleigh-Cary, NC	10,344	-408	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,048	-1,493	-13%
13	Jacksonville, FL	9,957	-1,254	-11%
14	Las Vegas-Henderson-North Las Vegas, NV	9,821	-1,549	-14%
15	Nashville-Davidson--Murfreesboro--Franklin, TN	9,218	-123	-1%
16	North Port-Bradenton-Sarasota, FL	9,065	-694	-7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	8,634	-343	-4%
18	Denver-Aurora-Centennial, CO	7,604	-1,729	-19%
19	Lakeland-Winter Haven, FL	7,339	-51	-1%
20	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7,207	674	10%
21	Seattle-Tacoma-Bellevue, WA	6,739	1,027	18%
22	Minneapolis-St. Paul-Bloomington, MN-WI	6,703	-1,034	-13%
23	Chicago-Naperville-Elgin, IL-IN	6,425	-266	-4%
24	Sacramento-Roseville-Folsom, CA	6,229	-914	-13%
25	Indianapolis-Carmel-Greenwood, IN	6,195	-626	-9%



POPULATION TRENDS AND KEY INDICATORS

DENTON ISD

Area: 170.13 square miles

247,025

Population

91,330

Households

2.62

Avg Size
Household

32.5

Median
Age

\$85,497

Median
Household Income

\$338,333

Median
Home Value

107

Wealth
Index

91

Housing
Affordability

74

Diversity
Index

MORTGAGE INDICATORS



\$13,307

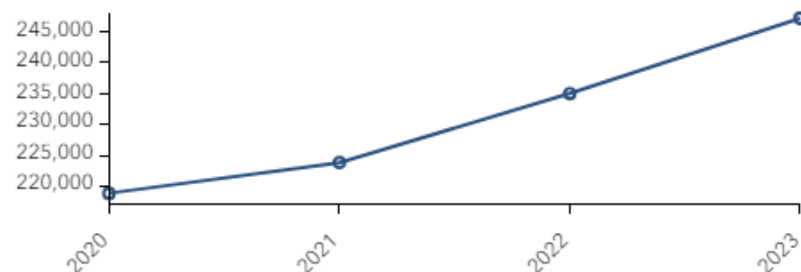
Avg Spent on Mortgage & Basics



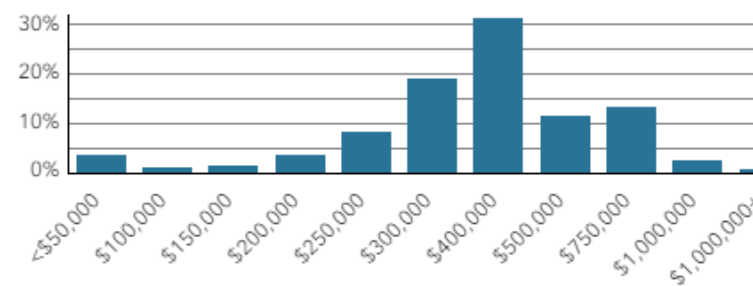
23.8%

Percent of Income for Mortgage

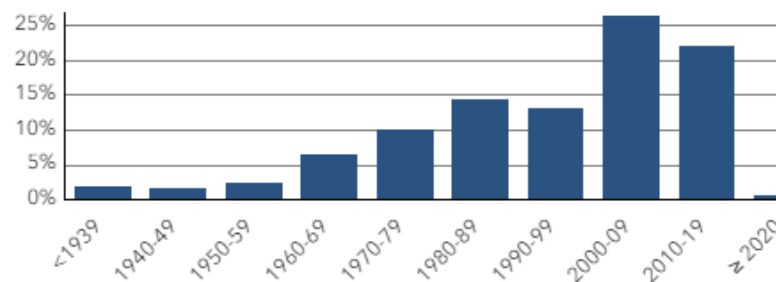
Historical Trends: Population



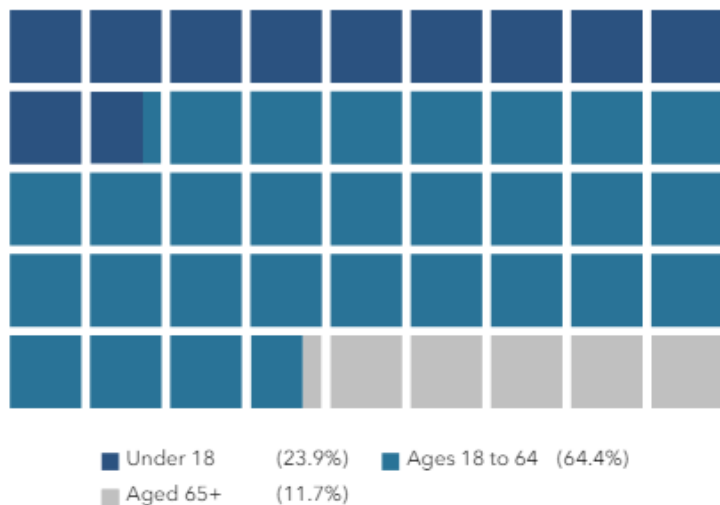
Home Value



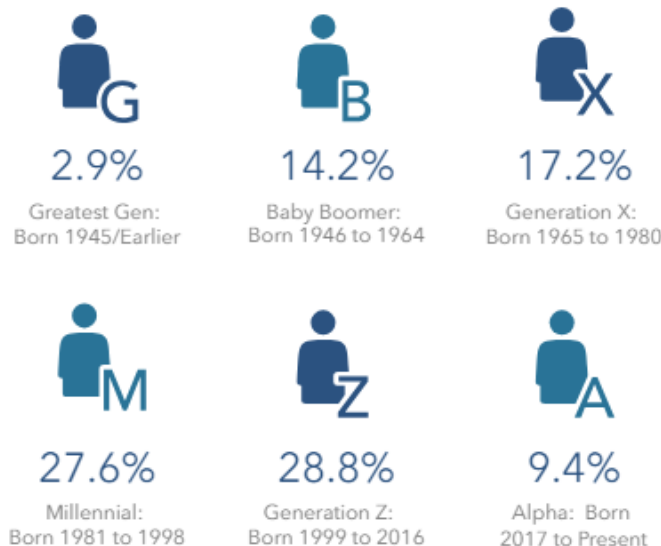
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



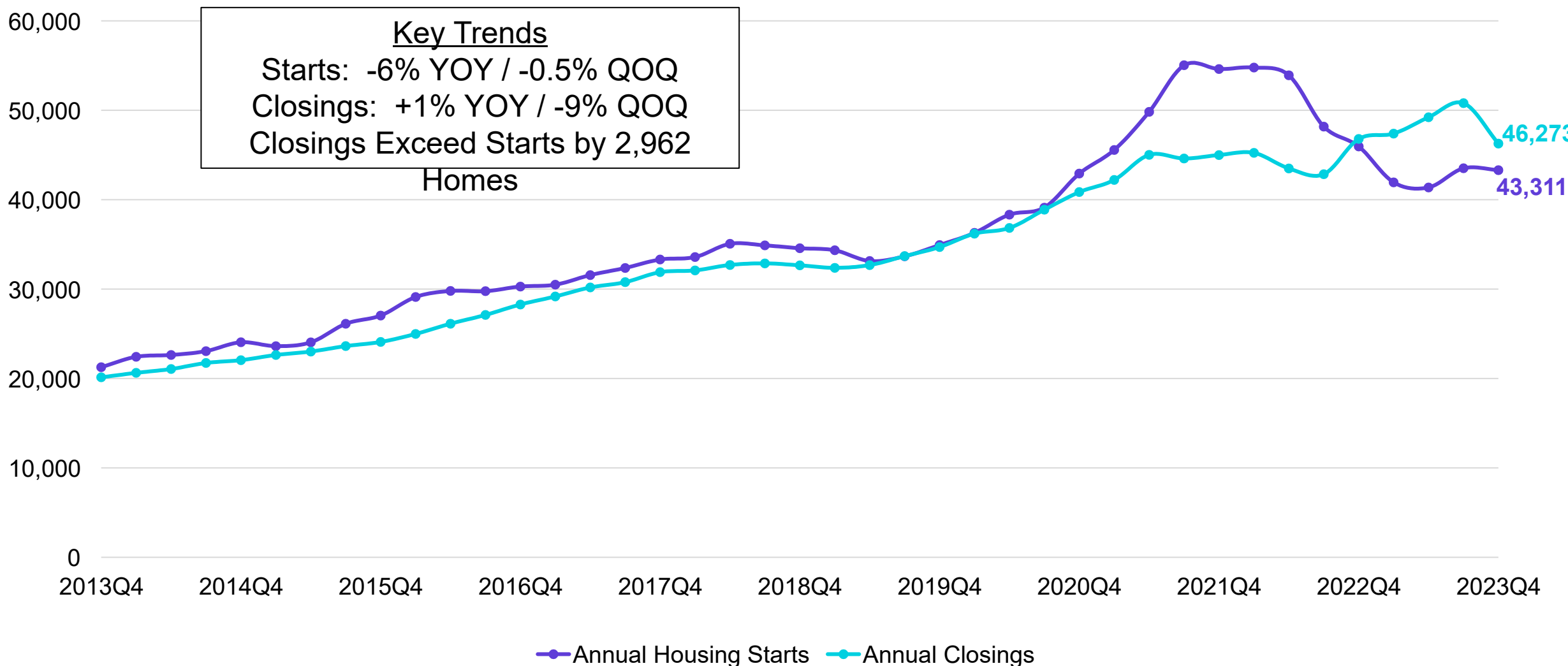
Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri





DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

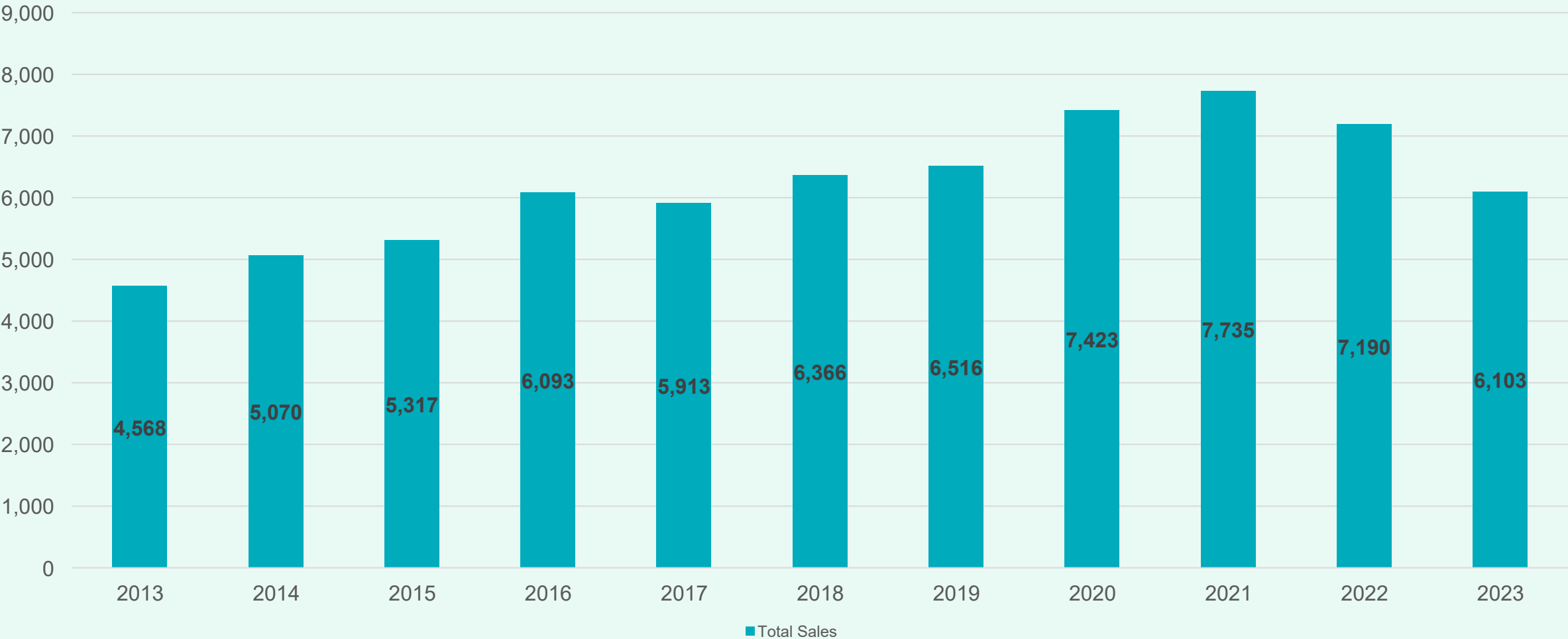


Source: Zonda



Denton ISD Housing Market Analysis

District Annual Home Sales by Type, 2013 – 2023

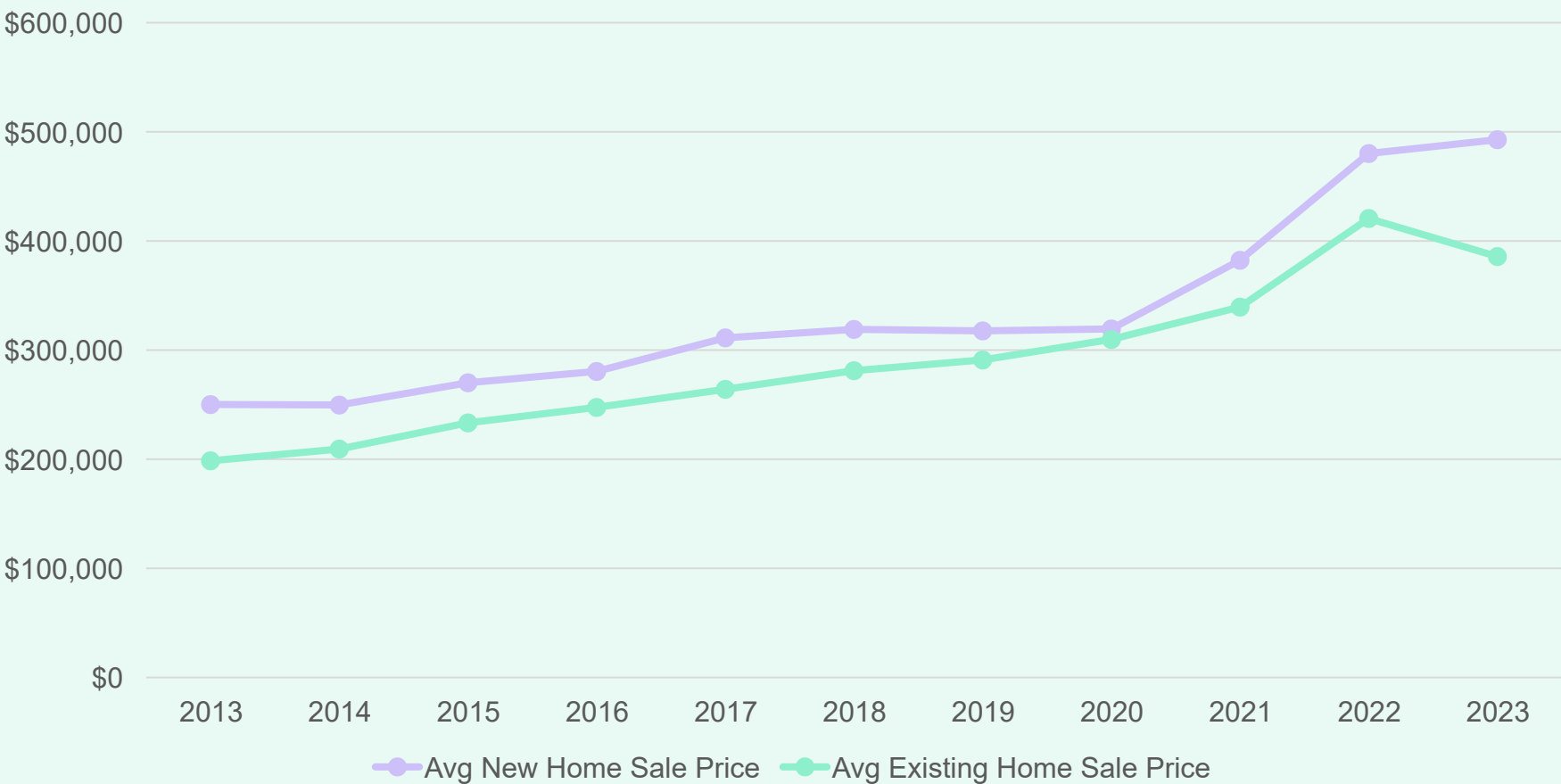


- Total home sales within Denton ISD have slightly decreased over the last 3 years due to rising inflation costs and interest rate increases
- New home sales in DISD accounted for 46% of the total district home sales in 2023, an increase of 8% from 2022



Denton ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2023



- The average new home sale price in Denton ISD has risen 97% between 2013 and 2023, an increase of more than \$242,600
- The average existing home sale price in DISD has risen 94% in the last 10 years, an increase of nearly \$187,170

	Avg New Home	Avg Existing Home
2013	\$250,144	\$198,542
2014	\$249,733	\$209,295
2015	\$270,065	\$233,333
2016	\$280,461	\$247,495
2017	\$311,187	\$264,084
2018	\$318,982	\$281,136
2019	\$317,617	\$291,001
2020	\$319,389	\$309,802
2021	\$382,352	\$339,448
2022	\$480,124	\$420,577
2023	\$492,808	\$385,711



DFW New Home Ranking Report

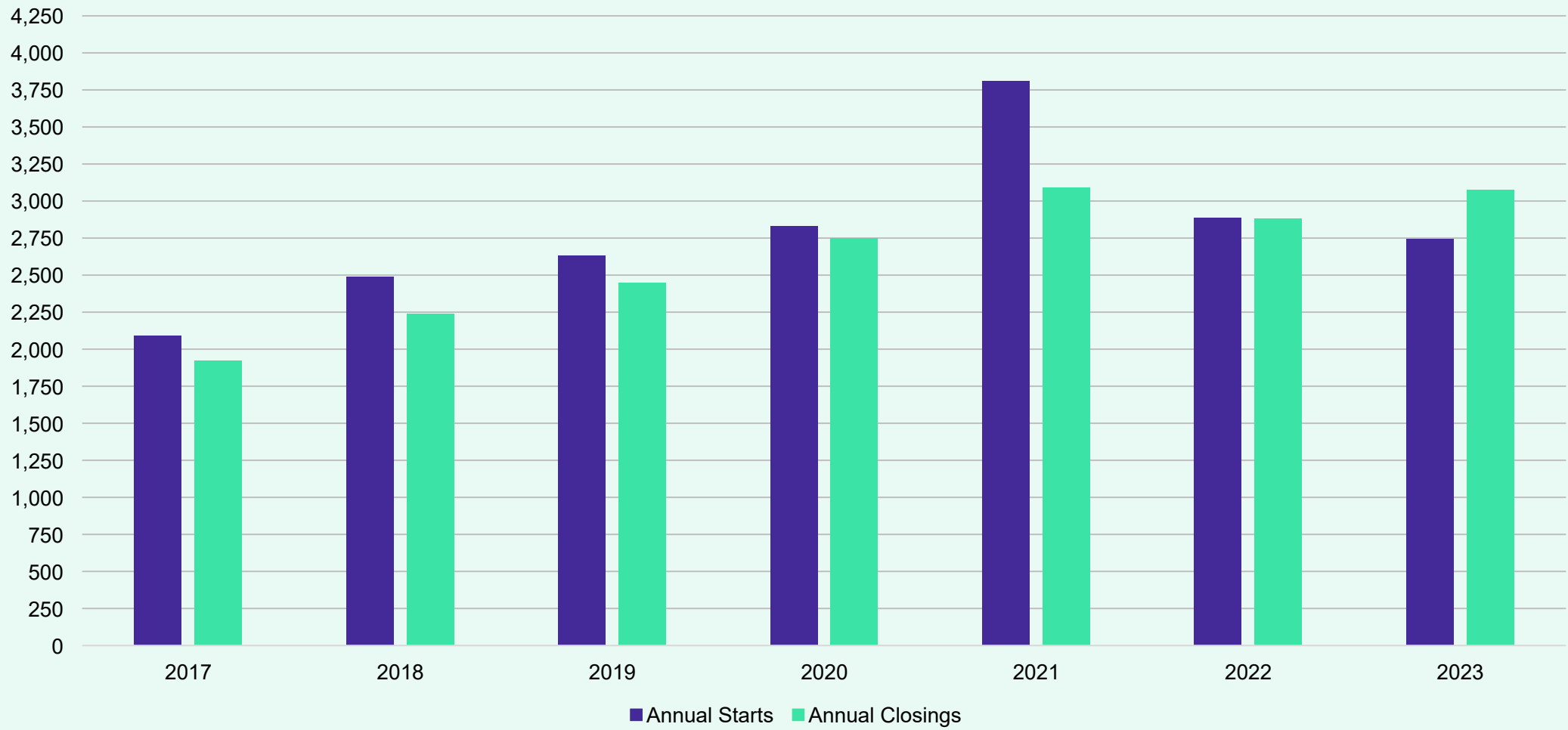
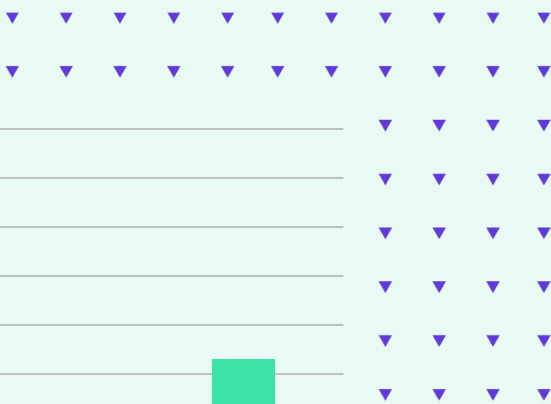
ISD Ranked by Annual Closings – 4Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	DENTON ISD*	2,767	3,189	1,834	3,792	28,127
2	NORTHWEST ISD	3,271	3,052	1,992	3,823	39,927
3	PROSPER ISD	2,986	2,958	1,900	3,290	14,230
4	PRINCETON ISD	2,360	2,205	1,255	3,483	6,625
5	EAGLE MT-SAGINAW ISD	1,961	1,838	1,182	2,123	14,291
6	MCKINNEY ISD	1,715	1,704	1,161	3,113	11,217
7	DALLAS ISD	1,126	1,492	1,511	1,670	5,117
8	ROYSE CITY ISD	1,143	1,404	686	1,654	6,970
9	CROWLEY ISD	1,359	1,394	738	2,211	14,816
10	MELISSA ISD	1,209	1,376	653	1,232	2,260
11	AUBREY ISD	1,134	1,356	541	1,039	5,960
12	FORNEY ISD	1,962	1,338	1,304	3,696	21,138
13	FRISCO ISD	998	1,233	669	1,976	8,919
14	ROCKWALL ISD	815	1,117	636	2,788	9,815
15	MANSFIELD ISD	910	1,107	744	2,549	5,017
16	LEWISVILLE ISD	643	1,071	461	563	1,400
17	ANNA ISD	941	969	613	1,512	7,345
18	CELINA ISD	965	946	657	2,100	32,064
19	CRANDALL ISD	789	851	561	2,591	15,730
20	LITTLE ELM ISD	496	824	246	1,088	1,233

* Based on additional Zonda Education housing research



District New Home Starts and Closings



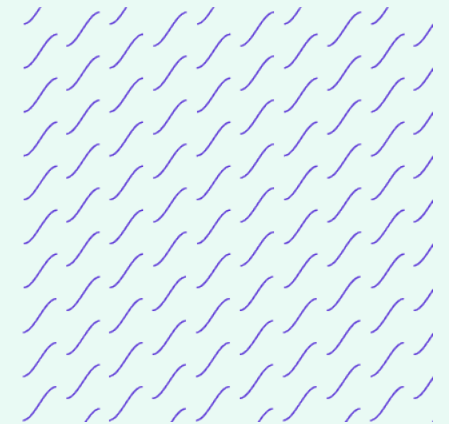
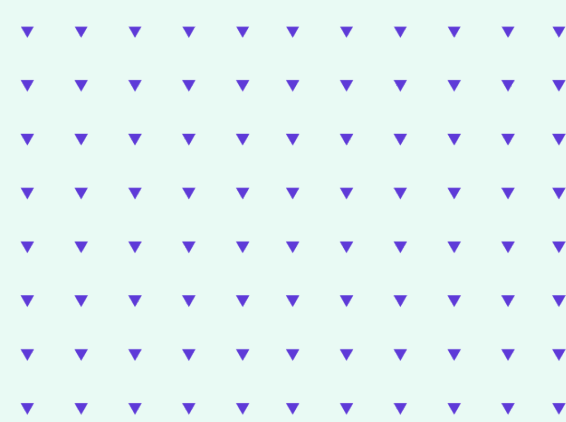
Starts	2017	2018	2019	2020	2021	2022	2023
1Q	447	555	572	516	960	845	461
2Q	536	801	617	748	1084	714	822
3Q	608	563	686	684	1,005	512	784
4Q	502	571	757	880	761	817	679
Total	2,093	2,490	2,632	2,828	3,810	2,888	2,746

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	436	561	495	626	639	617	803
2Q	450	563	572	726	936	708	853
3Q	559	561	678	756	727	563	787
4Q	479	555	701	640	786	993	631
Total	1,924	2,240	2,446	2,748	3,088	2,881	3,074



1 Year Change in District Housing

	4Q22	4Q23	Difference
Annual Starts	2,780	2,767	-13
Quarterly Starts	817	679	-138
Annual Closings	2,845	3,189	344
Quarterly Closings	993	631	-362
Under Construction	1,786	1,606	-180
Inventory	2,129	1,834	-295
VDL	4,298	3,792	-506
Futures	29,913	28,127	-1,786



District Housing Overview by Elementary

Zo

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	15	2	22	6	11	11	45	323
ALEXANDER	4	0	6	2	1	1	45	501
BELL	45	0	40	3	26	32	1	1
BLANTON	3	2	13	0	2	2	0	0
BORMAN	312	70	373	31	111	137	380	15,573
CROSS OAKS	1	0	13	1	0	0	0	648
EP RAYZOR	0	0	0	0	0	0	0	0
EVERS PARK	285	85	407	35	169	181	254	797
GINNINGS	0	0	0	0	0	0	8	0
HAWK	7	0	30	0	0	0	0	151
HODGE	124	18	90	17	39	47	57	1,660
HOUSTON	48	9	41	13	17	23	85	35
MARTINEZ	209	37	236	66	70	101	51	71
MCNAIR	32	0	93	12	0	0	0	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	54
PALOMA CREEK	0	0	0	0	0	0	0	0
PECAN CREEK	11	5	0	0	9	11	17	25
PROVIDENCE	362	101	330	78	189	214	993	3,170
RIVERA	0	0	0	0	0	0	55	173
RYAN	73	25	91	13	44	65	261	31
SANDBROCK RANCH	528	145	406	139	323	350	307	496
SAVANNAH	78	22	77	17	55	62	98	16
SHULTZ	0	0	1	0	0	0	0	0
STEPHENS	64	16	39	8	294	300	152	311
UNION PARK	353	82	537	127	144	175	619	400
GRAND TOTAL *	2,554	619	2,845	568	1,504	1,712	3,433	24,629

*Does NOT include
age-restricted
communities

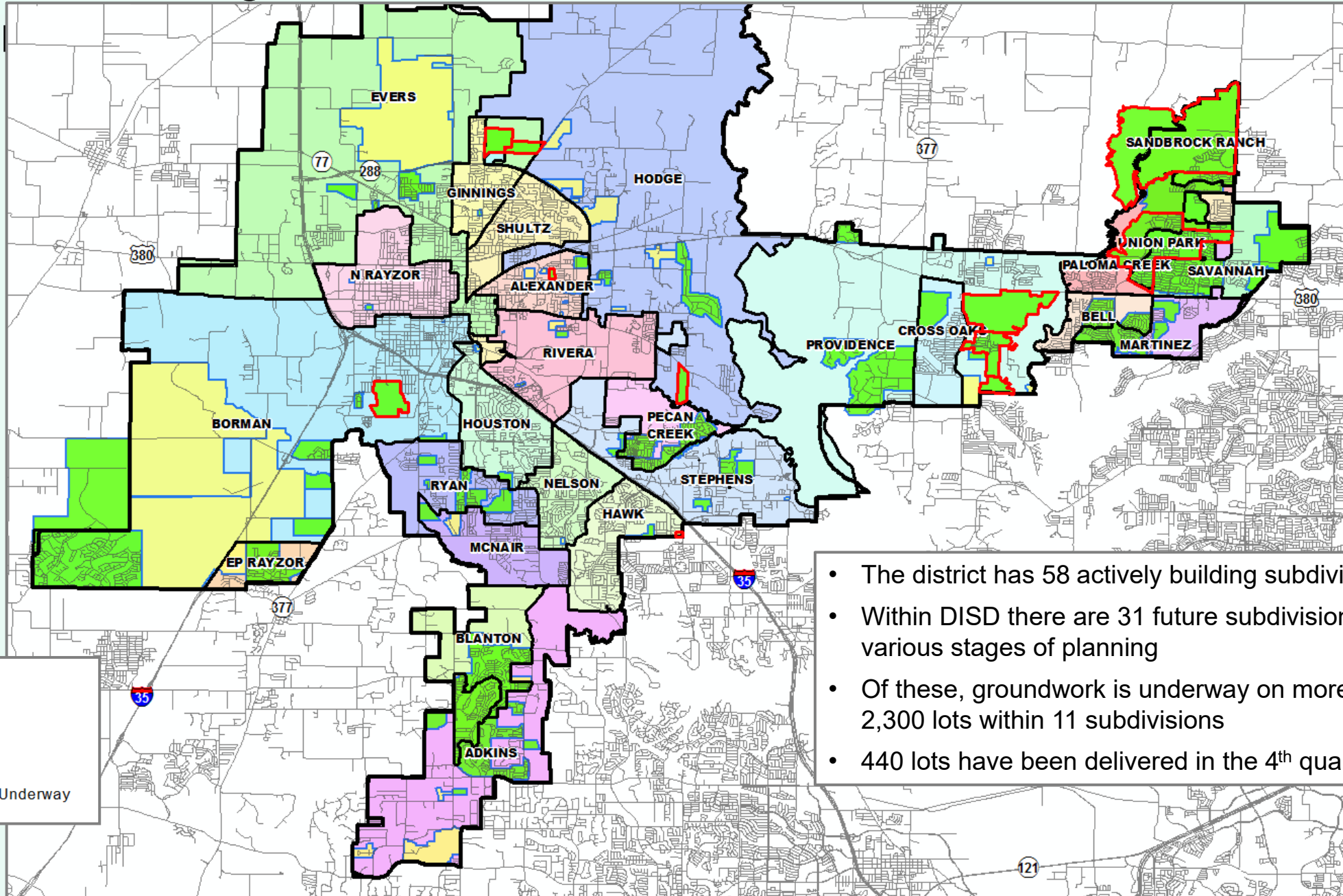
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



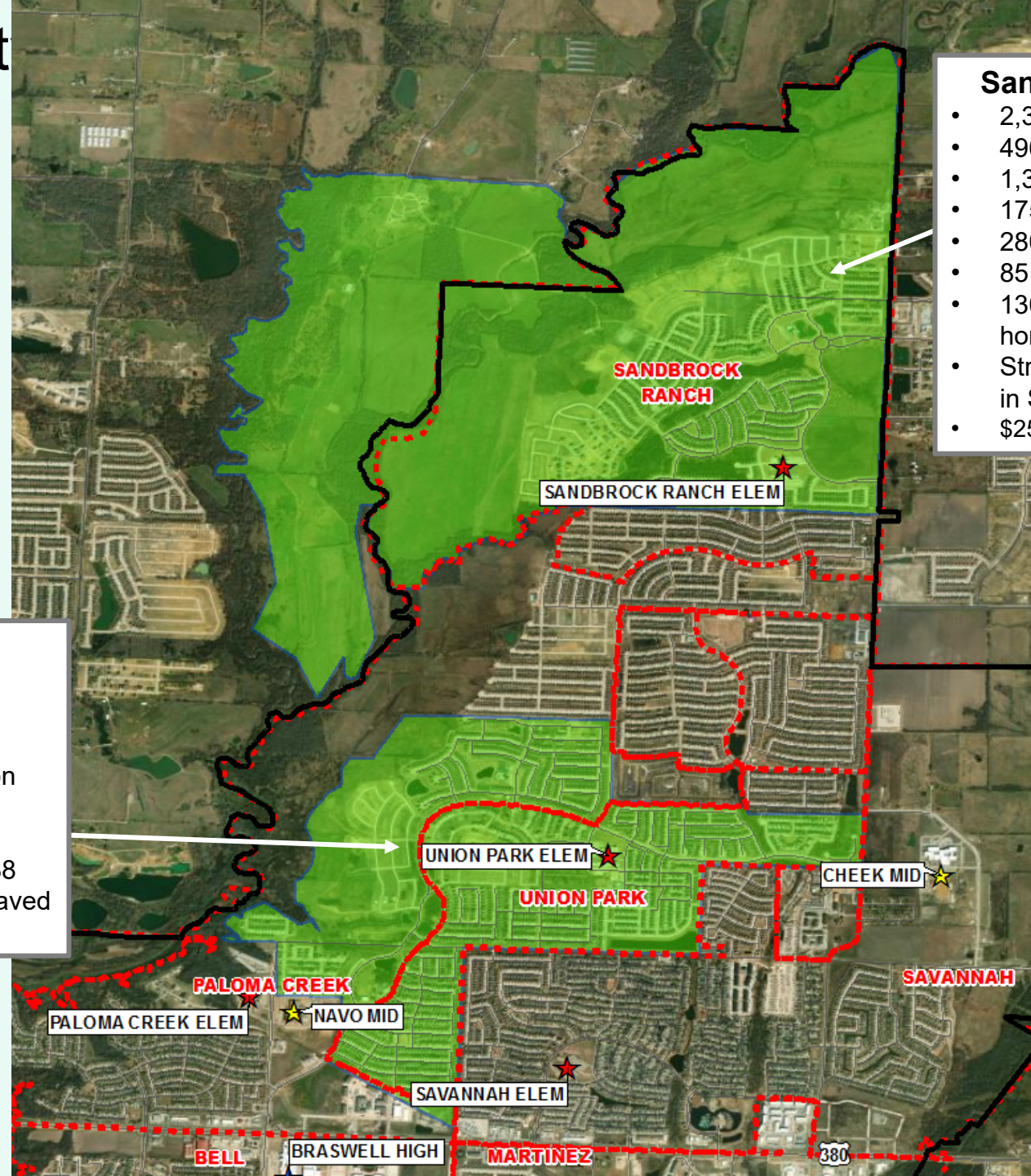
District Housing Overview



- The district has 58 actively building subdivisions
- Within DISD there are 31 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,300 lots within 11 subdivisions
- 440 lots have been delivered in the 4th quarter



Residential Activity



Sandbrock Ranch (DISD)

- 2,300 total lots
- 496 future lots
- 1,336 occupied homes
- 175 homes under construction
- 280 vacant developed lots
- 85 homes closed 4Q23
- 130 lots in Sec 12 delivered for homebuilding 4Q23
- Streets being paved for 123 lots in Sec 13
- \$250K - \$4450K

Union Park

- 2,944 total lots
- 400 future lots
- 1,971 occupied homes
- 117 homes under construction
- 430 vacant developed lots
- 90 homes closed 4Q23
- Groundwork underway on 188 lots in Sec 8, streets being paved
- \$250K - \$4450K



Residential Activity

Prairie Oaks

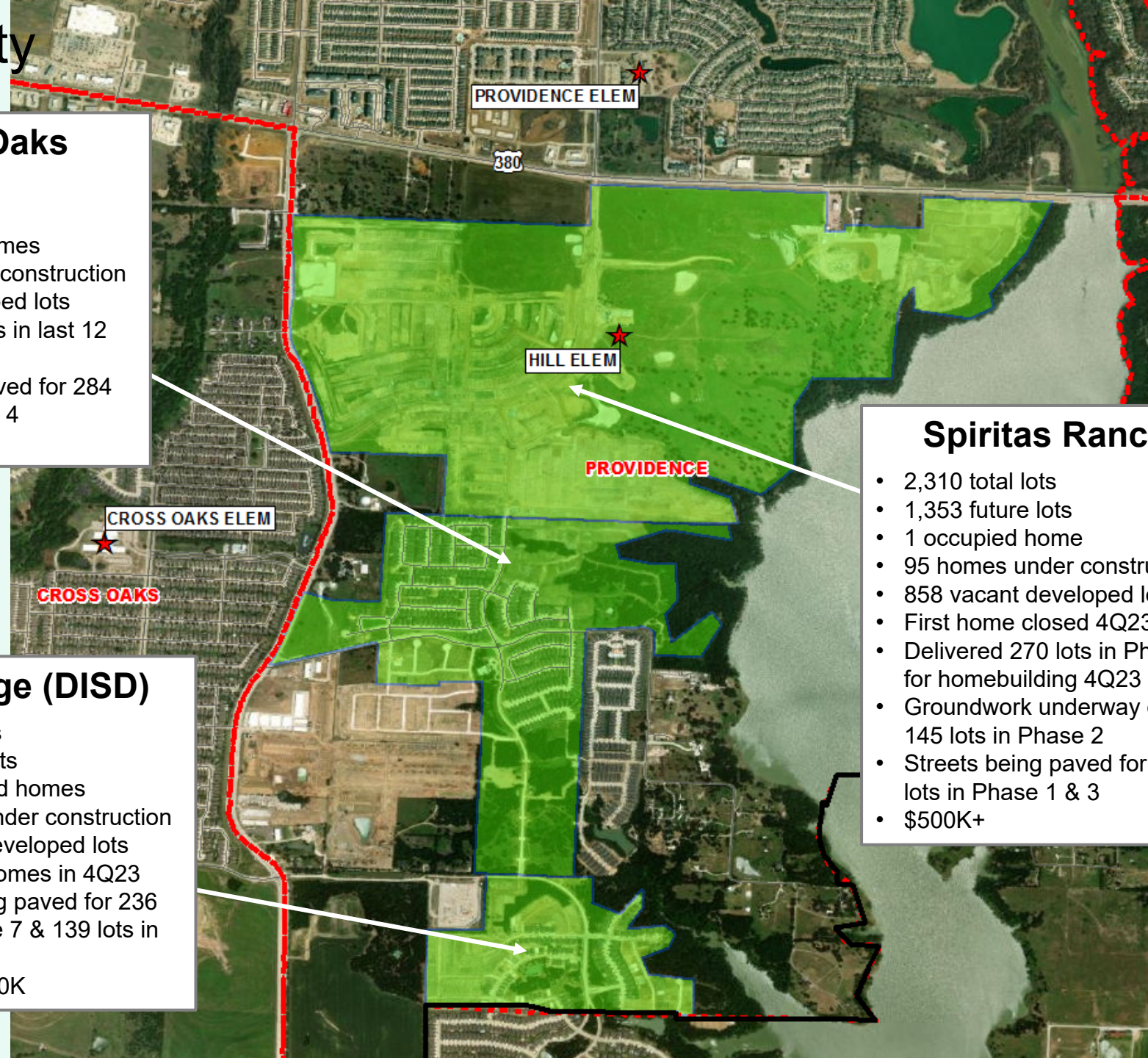
- 985 total lots
- 536 future lots
- 416 occupied homes
- 19 homes under construction
- 8 vacant developed lots
- Closed 85 homes in last 12 months
- Streets being paved for 284 lots in Phase 2 & 4
- \$423K+

Wildridge (DISD)

- 885 total lots
- 585 future lots
- 241 occupied homes
- 34 homes under construction
- 14 vacant developed lots
- Closed 40 homes in 4Q23
- Streets being paved for 236 lots in Phase 7 & 139 lots in Phase 8
- \$400K - \$700K

Spiritas Ranch

- 2,310 total lots
- 1,353 future lots
- 1 occupied home
- 95 homes under construction
- 858 vacant developed lots
- First home closed 4Q23
- Delivered 270 lots in Phase 1 for homebuilding 4Q23
- Groundwork underway on 145 lots in Phase 2
- Streets being paved for 428 lots in Phase 1 & 3
- \$500K+

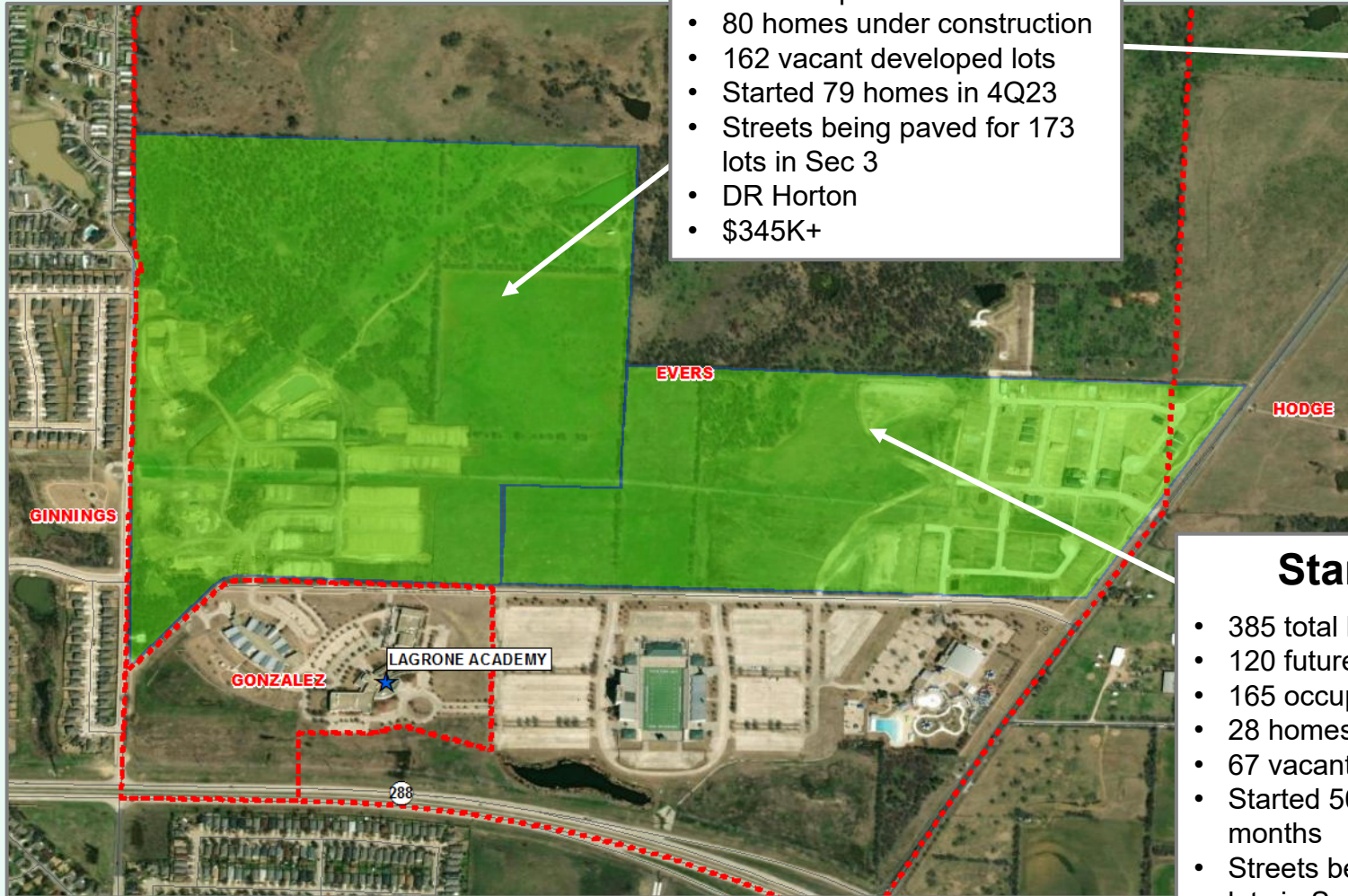




Residential Activity

Stuart Ridge

- 567 total lots
- 173 future lots
- 150 occupied homes
- 80 homes under construction
- 162 vacant developed lots
- Started 79 homes in 4Q23
- Streets being paved for 173 lots in Sec 3
- DR Horton
- \$345K+

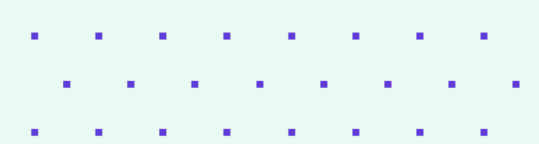


Stark Farms

- 385 total lots
- 120 future lots
- 165 occupied homes
- 28 homes under construction
- 67 vacant developed lots
- Started 50 homes in last 12 months
- Streets being paved for 120 lots in Sec 3
- \$354K+

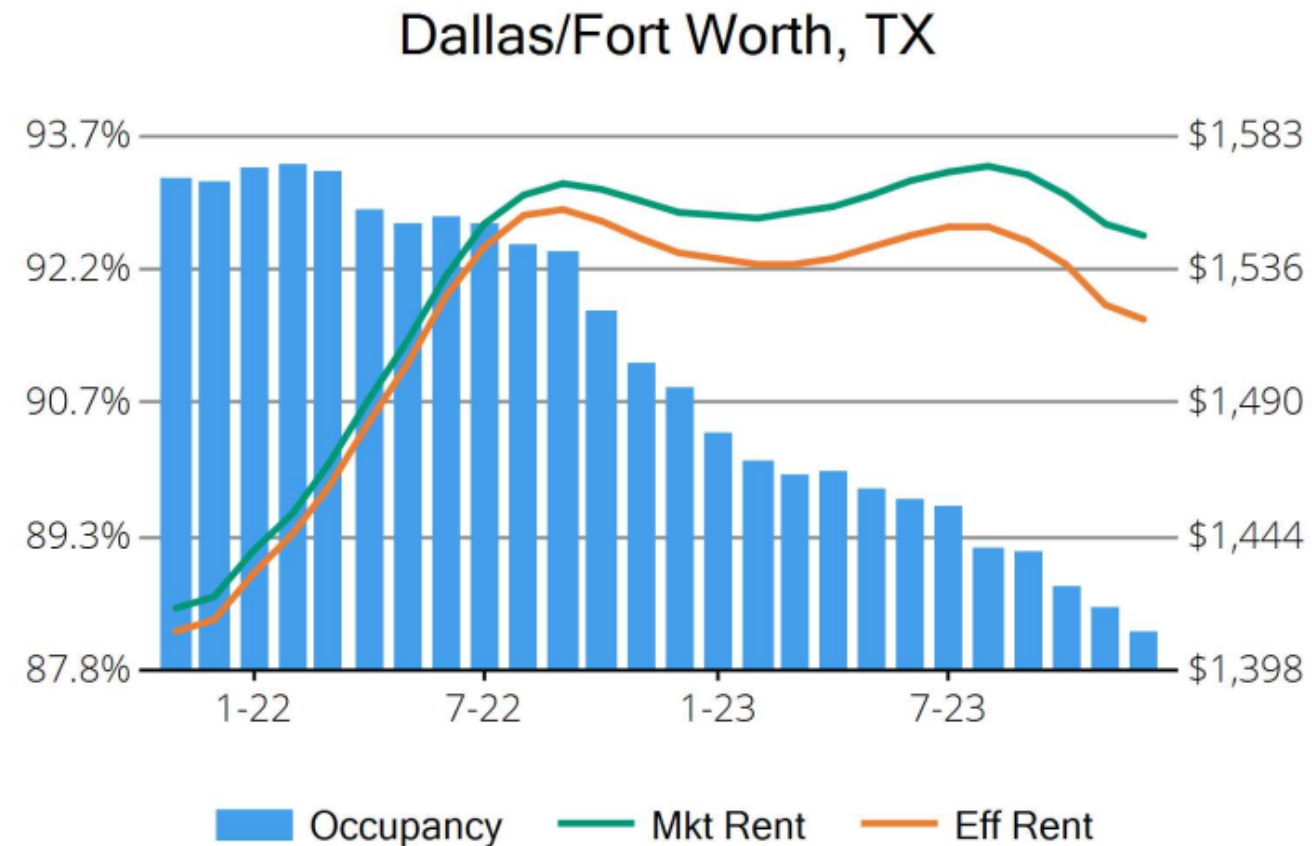


Housing Market Trends: Multi-family Market- December 2023



Stabilized and Lease-up Properties

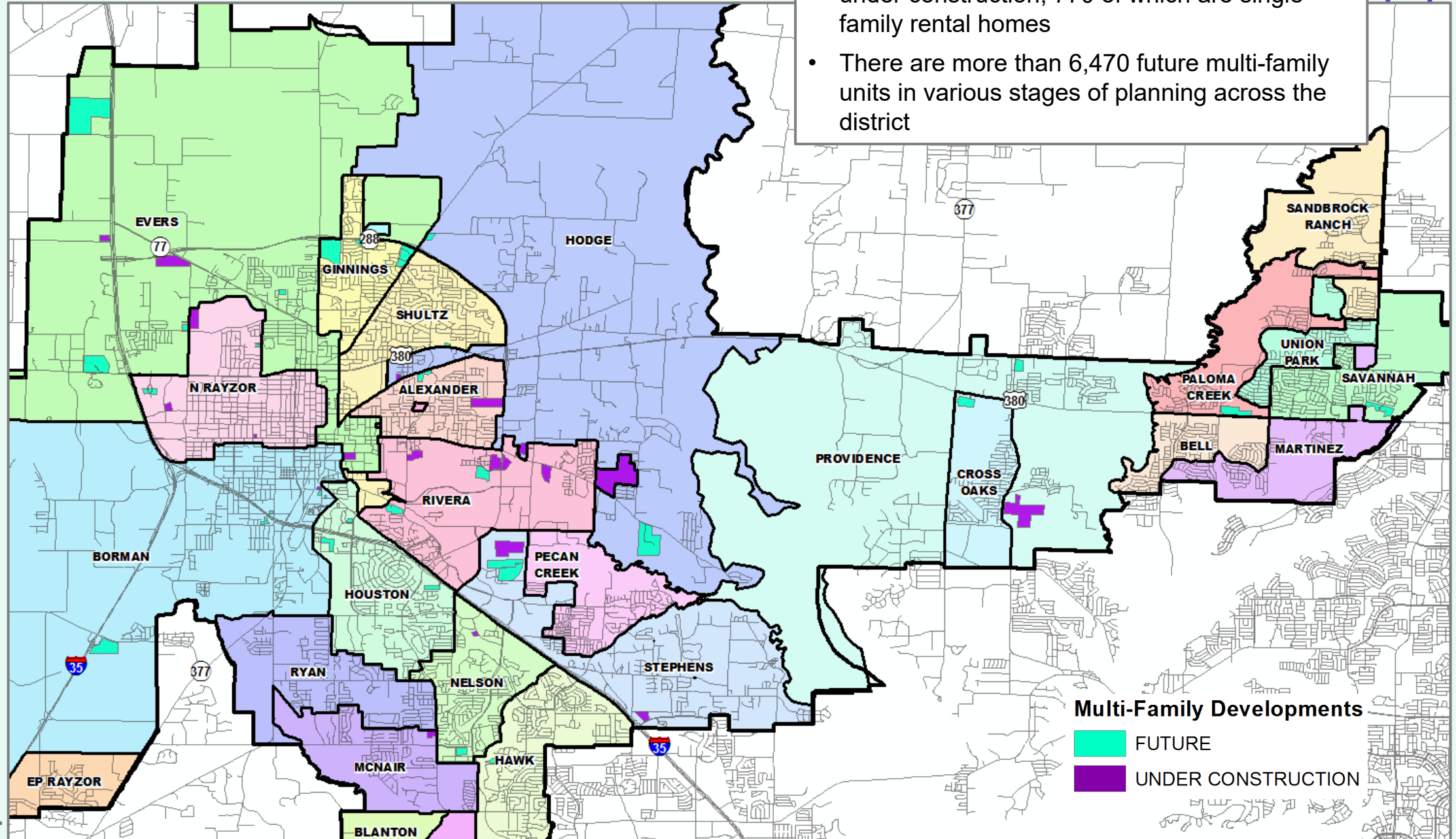
Conventional Properties	Dec 2023	Annual Change
Occupancy	88.3	-2.8%
Unit Change	32,340	
Units Absorbed (Annual)	8,093	
Average Size (SF)	875	+0.2%
Asking Rent	\$1,548	-0.4%
Asking Rent per SF	\$1.77	-0.7%
Effective Rent	\$1,519	-1.4%
Effective Rent per SF	\$1.74	-1.7%
% Offering Concessions	31%	+124.5%
Avg. Concession Package	5.6%	+9.4%





District Multi-Family Overview

- There are approx. 4,960 multi-family units under construction, 770 of which are single family rental homes
- There are more than 6,470 future multi-family units in various stages of planning across the district





Ten Year Forecast by Grade Level

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908		
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,318	2,397	2,455	2,402	2,324	2,222	30,261	-647	-2.1%
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,322	2,223	2,378	2,439	2,599	2,512	2,423	2,252	31,955	1,694	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,425	2,506	2,597	2,480	2,345	32,543	588	1.8%
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	362	1.1%
2024/25	149	1,317	2,464	2,438	2,459	2,549	2,464	2,432	2,467	2,371	2,451	2,454	2,584	2,500	2,447	33,547	642	1.9%
2025/26	149	1,353	2,425	2,597	2,512	2,530	2,618	2,539	2,413	2,533	2,447	2,539	2,461	2,519	2,444	34,080	533	1.6%
2026/27	149	1,365	2,662	2,558	2,684	2,579	2,604	2,675	2,498	2,480	2,610	2,539	2,560	2,407	2,460	34,831	751	2.2%
2027/28	149	1,500	2,705	2,784	2,635	2,745	2,655	2,673	2,670	2,576	2,568	2,702	2,566	2,506	2,358	35,792	961	2.8%
2028/29	149	1,521	2,719	2,842	2,850	2,676	2,820	2,735	2,649	2,746	2,655	2,652	2,720	2,507	2,454	36,694	902	2.5%
2029/30	149	1,547	2,770	2,878	2,933	2,925	2,758	2,884	2,708	2,721	2,827	2,762	2,684	2,676	2,466	37,688	994	2.7%
2030/31	149	1,591	2,821	2,909	2,958	2,991	3,002	2,829	2,853	2,789	2,814	2,940	2,791	2,630	2,622	38,689	1,001	2.7%
2031/32	149	1,633	2,857	2,969	3,000	3,019	3,074	3,082	2,792	2,934	2,884	2,928	2,968	2,739	2,576	39,604	916	2.4%
2032/33	149	1,666	2,879	2,989	3,039	3,056	3,104	3,143	3,041	2,883	3,042	2,994	2,953	2,907	2,682	40,526	922	2.3%
2032/34	149	1,686	2,894	3,000	3,076	3,116	3,125	3,191	3,107	3,134	2,984	3,150	3,021	2,893	2,846	41,373	847	2.1%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Adkins Elementary School	740	441	445	424	444	443	450	451	444	439	428	418
Alexander Elementary School	740	580	569	575	565	563	567	581	593	610	613	619
Bell Elementary School	740	616	550	527	520	525	531	530	531	533	526	521
Blanton Elementary School	740	519	498	484	470	466	468	464	468	479	487	490
Borman Elementary School	740	469	466	492	587	660	792	1,101	1,363	1,707	1,994	2,253
Cross Oaks Elementary School	740	642	648	678	695	730	756	762	763	772	764	753
E P Rayzor Elementary School	740	335	330	330	334	332	345	346	345	352	352	353
Evers Park Elementary School	740	694	714	776	847	910	936	966	993	1,010	1,026	1,048
Ginnings Elementary School	740	621	650	652	675	672	673	661	652	651	645	638
Gonzalez School For Young Child	740	265	270	282	281	306	310	313	318	324	328	330
Hawk Elementary School	740	660	632	605	615	612	606	608	610	611	605	599
Hill Elementary School	740			323	492	640	737	825	894	928	917	915
Hodge Elementary School	740	647	641	632	645	703	755	810	860	912	942	932
Houston Elementary School	740	529	516	521	546	546	550	558	567	580	585	594
Martinez Elementary School	740		521	542	539	542	548	540	540	535	531	530
McNair Elementary School	740	567	564	554	552	578	576	574	572	572	569	565
Nelson Elementary School	740	524	492	497	487	476	486	489	480	496	495	490
Newton Rayzor Elementary School	740	606	594	625	619	616	620	612	612	607	605	605
Paloma Creek Elementary School	740	687	582	652	710	791	803	790	781	787	787	786
Pecan Creek Elementary School	740	648	643	628	620	609	613	607	589	586	581	579
Providence Elementary School	740	700	770	515	485	469	480	497	495	492	485	483
Rivera Elementary School	740	654	669	711	745	737	731	751	759	769	770	780
Ryan Elementary School	740	680	725	742	759	778	798	816	831	853	845	828
Sandbrock Ranch Elementary School	740	785	679	735	777	833	858	864	863	870	868	869
Savannah Elementary School	740	743	749	761	765	757	755	747	737	729	719	710
Shultz Elementary School	740	704	719	727	722	715	712	712	704	699	684	677
Stephens Elementary School	740	462	501	556	589	611	628	649	675	674	665	662
Union Park Elementary School	740	823	826	854	872	876	873	865	851	839	835	834
Windle School For Young Child	740	302	302	318	312	342	347	349	355	361	366	368
ELEMENTARY TOTALS	21,460	15,903	16,265	16,716	17,269	17,839	18,305	18,837	19,243	19,776	20,018	20,230
Elementary Absolute Change		413	362	451	553	569	466	532	406	533	242	213
Elementary Percent Change		2.67%	2.28%	2.77%	3.31%	3.30%	2.61%	2.91%	2.15%	2.77%	1.22%	1.06%

Yellow box = exceeds capacity



Ten Year Forecast by Campus

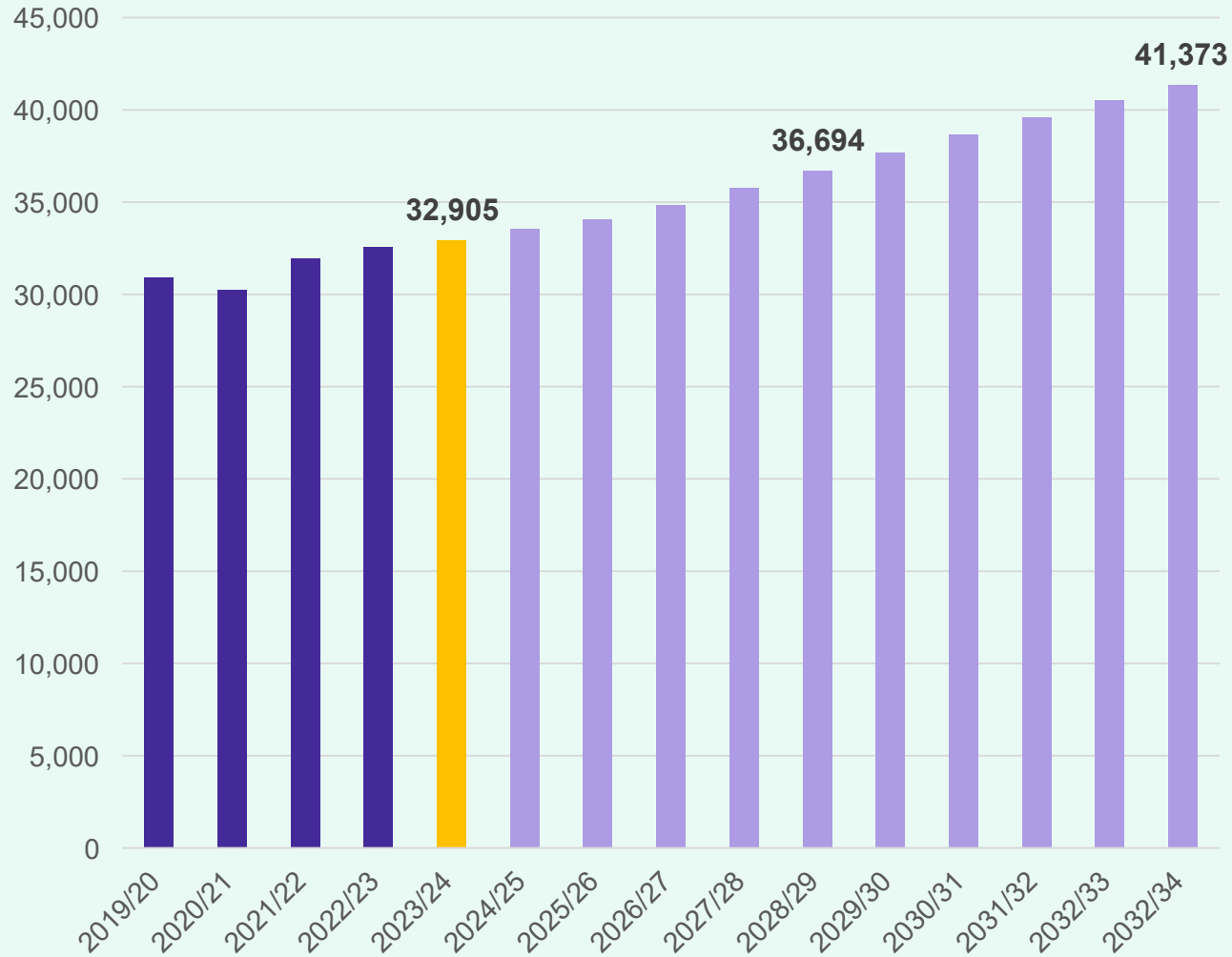
		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Calhoun Middle School	1,000	738	818	768	817	835	900	927	964	997	1,066	1,114
Cheek Middle School	1,000	738	813	884	998	1,113	1,175	1,193	1,197	1,185	1,204	1,217
Crownover Middle School	1,000	809	849	846	843	865	930	964	1,038	1,100	1,227	1,348
Harpool Middle School	1,000	778	828	854	883	906	906	910	940	939	940	939
McMath Middle School	1,000	782	682	682	669	637	640	652	642	634	653	677
Bette Myers Middle School	1,000	835	974	995	1,008	1,039	1,037	1,047	1,050	1,063	1,110	1,139
Navo Middle School	1,000	737	771	785	753	718	663	673	685	696	693	688
Rodriguez Middle School	1,000	637	640	656	694	738	792	863	917	970	1,006	1,016
Strickland Middle School	1,000	964	873	882	884	925	968	987	982	984	1,027	1,047
MIDDLE SCHOOL TOTALS	9,000	7,018	7,248	7,352	7,549	7,776	8,011	8,216	8,415	8,568	8,926	9,185
Middle School Absolute Change		57	230	104	197	227	235	205	199	153	358	259
Middle School Percent Change		0.82%	3.28%	1.43%	2.68%	3.01%	3.02%	2.56%	2.42%	1.82%	4.18%	2.90%
Braswell High School	2,800	2,765	2,840	2,903	2,937	3,032	3,243	3,444	3,683	3,900	4,068	4,194
Denton High School	2,400	2,054	1,933	1,978	1,994	2,038	2,018	2,080	2,175	2,237	2,371	2,513
John Guyer High School	2,800	2,576	2,636	2,568	2,481	2,469	2,453	2,398	2,378	2,295	2,267	2,303
The LaGrone Academy		181	193	192	185	187	190	196	202	203	213	220
Fred Moore High School		62	62	62	62	62	62	62	62	62	62	62
Ryan High School	2,400	2,156	2,178	2,117	2,165	2,201	2,223	2,265	2,340	2,371	2,411	2,475
HIGH SCHOOL TOTALS	10,400	9,794	9,842	9,820	9,824	9,989	10,189	10,445	10,840	11,068	11,392	11,767
High School Absolute Change		-23	48	-22	4	165	200	256	395	228	324	375
High School Percent Change		-0.23%	0.49%	-0.23%	0.04%	1.68%	2.01%	2.51%	3.78%	2.11%	2.93%	3.29%
Virtual Academy		0	0	0	0	0	0	0	0	0	0	0
Denton J J A E P		6	6	6	6	6	6	6	6	6	6	6
Joe Sparks JDCTR		67	67	67	67	67	67	67	67	67	67	67
Lester Davis School		117	117	117	117	117	117	117	117	117	117	117
ALTERNATIVE SCHOOL TOTALS		190	190	190	190	190	190	190	190	190	190	190
DISTRICT TOTALS	40,860	32,905	33,546	34,079	34,832	35,794	36,695	37,688	38,688	39,602	40,526	41,373
District Absolute Change		361	641	533	753	962	901	993	1,000	915	924	847
District Percent Change		1.1%	1.9%	1.6%	2.2%	2.8%	2.5%	2.7%	2.7%	2.4%	2.3%	2.1%

Yellow box = exceeds capacity



Key Takeaways

Denton ISD Enrollment Projections



- Annual closings increased by 12% in the last 12 months
- The district has 58 actively building subdivisions with over 3,400 lots available to build on
- DISD has 31 future subdivisions with over 24,600 lots in the planning stages
- Groundwork is underway on more than 2,300 lots within 11 subdivisions
- Denton ISD is forecasted to enroll nearly 36,700 students by 2028/29 and more than 41,300 by 2033/34